



**Shearwater Road, Hemel Hempstead, HP3 0GB**  
**£575,000**

Located in the desirable area of Shearwater Road, Hemel Hempstead, this charming townhouse offers a perfect blend of modern living and comfort. With four well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The layout includes two inviting reception rooms, providing ample room for relaxation and entertaining guests. This home is not just a place to live; it is a sanctuary that offers both comfort and practicality. With its modern features and thoughtful design, it is sure to appeal to a wide range of buyers. Don't miss the opportunity to make this delightful townhouse your new home.

**Entrance Hall**

**Fitted Kitchen**



**Living Room 15'3 x 13'2 (4.65m x 4.01m)**



**Kitchen/Dining/Family Room 31'10 x 15'3 (9.70m x 4.65m)**



**Bedroom Two 15'3 x 11'10 (4.65m x 3.61m)**



**Downstairs Cloakroom**

**First Floor Landing**



**Bathroom**



**Second Floor Landing**



**Bedroom Three 11'9 x 7'9 (3.58m x 2.36m)**



**Bedroom One 15'3 x 12'5 (4.65m x 3.78m)**



**Bedroom Four 8'6 x 7'2 (2.59m x 2.18m)**



**En Suite**



**Rear Garden**

**Garage and Driveway**



# Floor Plan

**Ground Floor**

- Garage: 5.50m x 5.50m (18' 1" x 18' 1")
- Kitchen/Dining/Sitting Room: 9.70m x 4.65m (31' 10" x 15' 3")
- Hall
- w.c.

**First Floor**

- Living Room: 4.65m x 4.01m (15' 3" x 13' 2")
- Bathroom: 2.37m x 1.58m (7' 9" x 5' 2")
- Landing
- Bedroom 2: 4.65m x 3.61m (15' 3" x 11' 10")

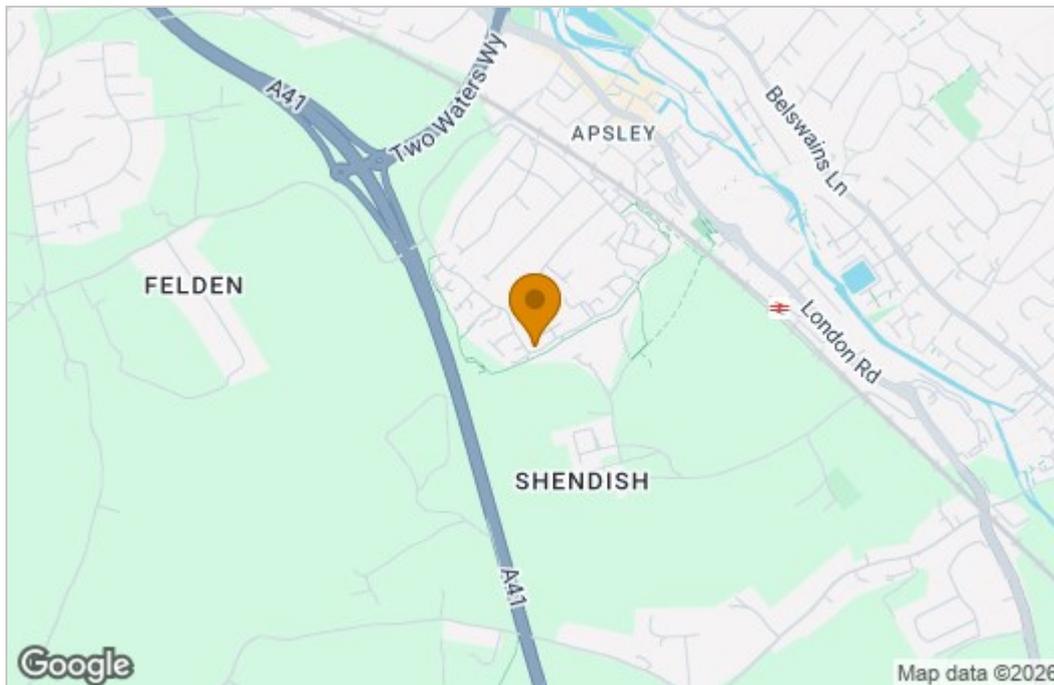
**Second Floor**

- Main Bedroom: 4.65m x 3.79m (15' 3" x 12' 5")
- En-suite: 2.37m x 1.58m (7' 9" x 5' 2")
- Landing
- A/C
- Bedroom 3: 3.57m x 2.36m (11' 9" x 7' 9")
- Bedroom 4: 2.58m x 2.18m (8' 6" x 7' 2")

**Clements estate agents**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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